

# RYERSON REALTY LLC

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**Deborah D Vance, Broker | Michael Ryerson, Sales | Todd Swalin, Sales**

**515-689-3715**

**515-689-3728**

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**Property Location:** 315 S Western Ave, Eagle Grove  
**School District:** Eagle Grove  
**Legal Description:** Lot 2 Block 11  
**Price:** \$140,000.00 Price Improvement \$120,000.00  
**Approximate Age:** 2001  
**Style:** 1 Story Frame

**Bedrooms:** 4  
**Siding:** Vinyl  
**Roof Age:** Unknown  
**Lot Size:** 140' X 126'  
**House Sq. Ft:** 1,904  
**Garage:** None  
**Living Room Flooring:** Carpet  
**Bathroom:** 2 Main  
**Basement:** Slab  
**Furnace:** Forced Air  
**Central Air:** Yes  
**Deck:** Rear Slab  
**Terms of Sale/Possession:** Cash/Upon Final Settlement

**Kitchen Details:**

**Cabinets:** Formica  
**Frig & Stove:** No

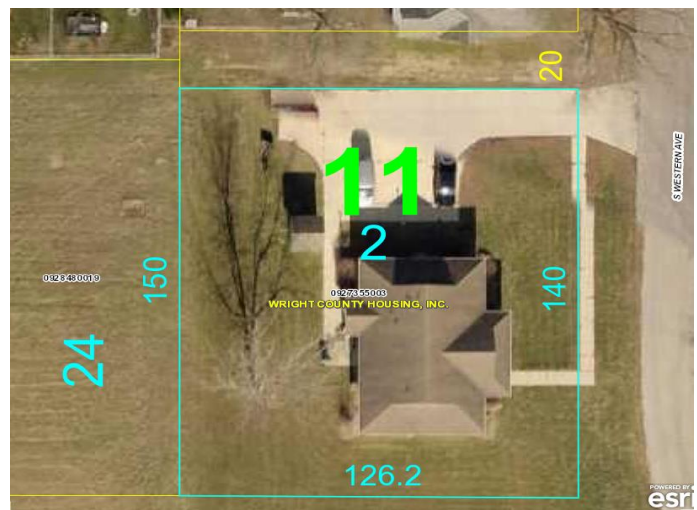
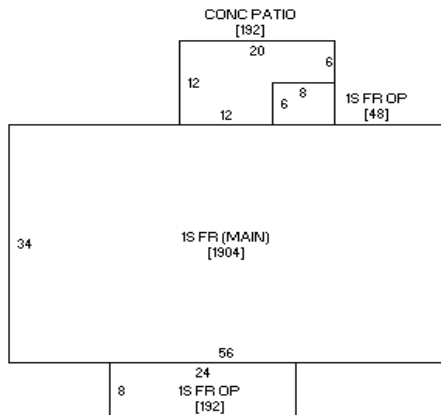
**Dishwasher:** Yes  
**Dining Space:** Yes  
**Flooring:** Vinyl

**Dining Room:**

**Laundry Location:** Main  
**Washer/Dryer:** No  
**Water Heater:** 2014 Gas  
**Elec. Panel:** Breakers  
**Sump Pump:** No  
**Flood Plain:** Yes

Real Estate Taxes \$0-Future \$3400  
USDA Short Sale, Offers Subject to USDA Approval

2 Weeks on all offers for acceptance  
Elec. Bill \$147



The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections. We assume no liability. The measurements are estimates only. This info is subject to change without notice. The seller does not warrant appliances past day of listing. The greatest compliment we can receive is a personal referral, please tell your friends about us.